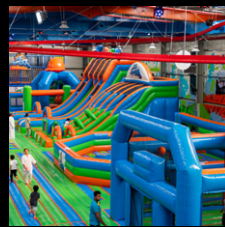


Floor to Ceiling
Height 6m PLUS



CO2 7AL



Leisure opportunity in established central location

75,000 sq ft  Potential to split from 11,000 sq/ft

650 onsite **NCP** car park

COLCHESTER CO2 7AL

Colchester

 Top **60**
of retail destinations



 Awarded city status as part of Queen's Platinum Jubilee




 **46** minutes
fastest journey time to Liverpool Street

One of the fastest growing cities with **7,000**  new houses due to be built by 2050



Catchment  within **227,000** 20 min drive time

District population forecast to grow to **214,000** by 2030

379,000  total catchment population

28,000 student population 

Generous Floor to Ceiling height of **6m+** 

£1.6bn  non-grocery spend

 **£747** comparison spend



Flexible space

St
John's
Walk
COLCHESTER

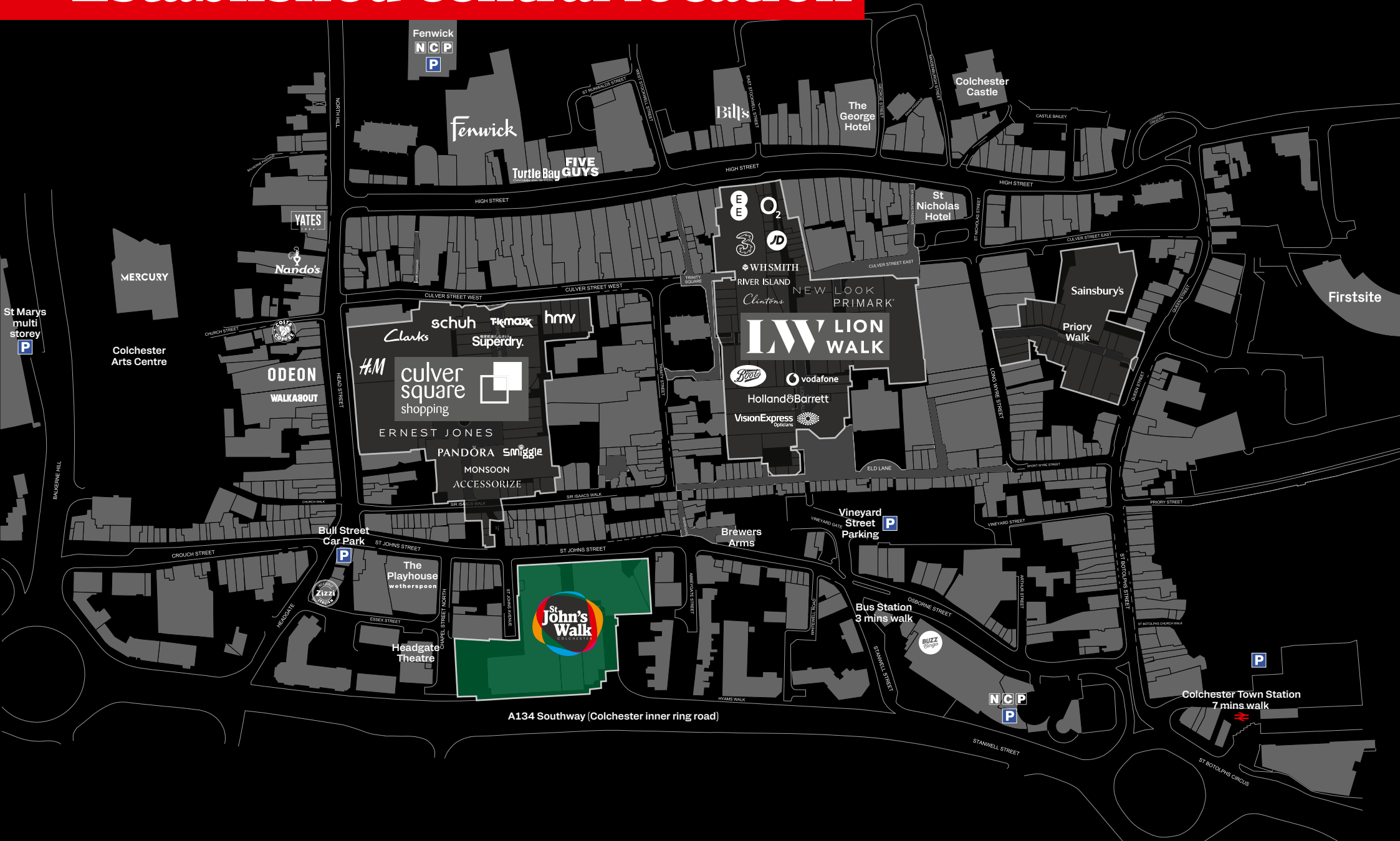
● Total 75,000 sq ft

● 650 space onsite **NCP**
car park

● Opportunity to create
bespoke space to suit
individual requirements

● Generous Floor to Ceiling
height of 6m+

Established central location





Colchester Arts Centre

MERCURY

ODEON

Nando's

High Street

Colchester Town Hall

Headgate Theatre

St John's Walk
Colchester

650 parking spaces

A134 Southway
(inner ring road)

Bus station 3 mins
Train station 7 mins

LW LION WALK

- Centrally located with easy access
- Established central location within Colchester city centre
- Direct access from A134 Southway (inner ring road)
- Onsite 650 space **NCP** car park
- 7 mins walk from train station
- 3 mins walk from bus station

Colchester Castle

Firstsite

LW LION WALK

NCP Osbourn Street



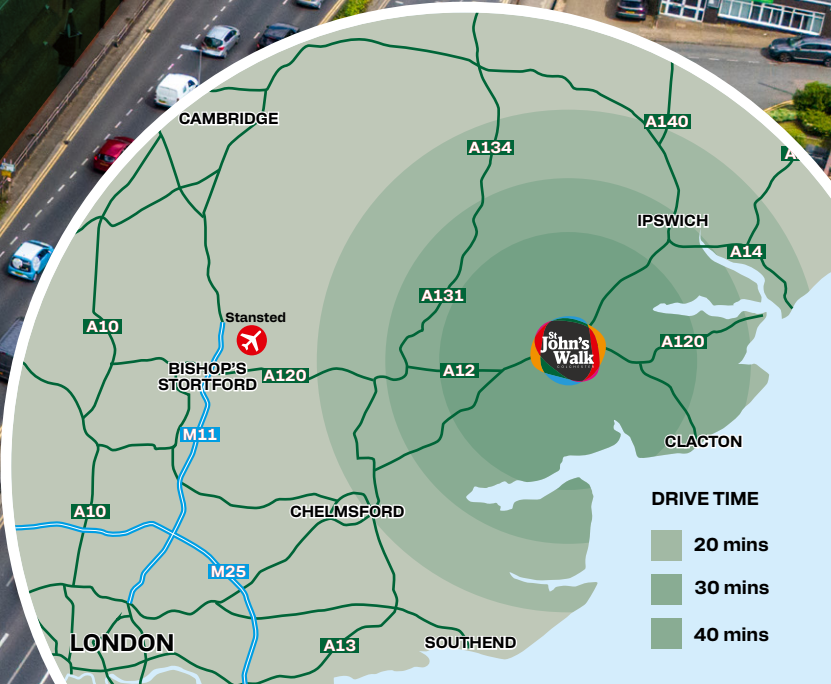
Bus station 3 mins walk

A134 Southway (inner ring road)



culver square shopping

Headgate Theatre



Further information



For further information contact joint agents:



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